

**BOROUGH OF WOODBINE,  
CAPE MAY COUNTY, NEW JERSEY**

# **HOUSING ELEMENT**

(Part A)

**&**

# **FAIR SHARE PLAN**

(Part B)

## **Round 3**

“Growth Share”

01/01/2004 to 12/31/2018

**December 11, 2008**

COAH Region #6  
Community Code 0516

State Development & Redevelopment Plan (SDRP)  
Pinelands Town (Pinelands Management Code 36)  
Rural Development Area (Pinelands Management Code 4)  
Forest Area (Pinelands Management Code 2)  
Part of Environmentally Sensitive Area 5 (SDRP)  
Part of CAFRA Zone

History of Approvals:  
No prior COAH approval

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(Part B)

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**December 11, 2008**

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**New Jersey Professional Planner No. 2447**

**The document original was signed and sealed in accordance with NJAC 13:41-1.3.**



EXECUTIVE SUMMARY  
WOODBINE BOROUGH, CAPE MAY COUNTY  
HOUSING ELEMENT AND FAIR SHARE PLAN  
Round 3  
December 11, 2008

The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

There are three components to the third round Methodology: the “*rehabilitation share*”, the “*prior round obligation*”, and the “*Growth Share*.” Growth share is generated by statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from January 1, 1999 through December 31, 2018.

On January 25, 2007, the New Jersey Superior Court, Appellate Division affirmed in part, reversed in part, and remanded portions of the Round 3 rules back to COAH for rulemaking. On January 22, 2008, COAH proposed new substantive and procedural rules, which became effective on June 2, 2008 as *N.J.A.C. 5:96* and *N.J.A.C. 5:97*. On 06/16/08 Proposed rule amendments to the adopted 06/02/08 rules were published in the NJ Register. The proposed amendments to *N.J.A.C. 5:96* included a petition schedule with a new deadline for municipalities to submit affordable housing plans to COAH by December 31, 2008. On 07/17/08 Governor Corzine signed a comprehensive affordable housing reform bill A-500 into law, which included amendments to the Fair Housing Act, including the requirement that all municipalities collect housing trust fund monies equal to 2.5% of non-residential equalized assessment value.

Woodbine Borough has a prior round obligation of **eighty-eight (88)** units (*N.J.A.C. 5:97* Appendix C). The prior round obligation will be addressed through the mechanisms identified in this Fair Share Plan.

Based on recent amendments to *N.J.A.C. 5:97*, Woodbine’s “Total Projected Round 3 Growth Share” is **sixteen (16) Units**, based on the municipality providing one (1) affordable unit of every five (5) new units and sixteen (16) new jobs, and an adjusted rehabilitation share of eighteen (18) Units.

The Total Projected Round 3 Growth Share (2004-2018 COAH) relies on a COAH projection of an additional 5 residential dwellings ( $5/5 = 1$  COAH Unit) and 232 new jobs ( $232/16 = 15$  COAH Units).  $1+15 = \underline{16}$ .

The Borough of Woodbine intends to apply a range of mechanisms (*N.J.A.C. 5:97-6* et seq.) to address its prior round obligation and Growth Share Obligation.

# **Borough of Woodbine**

## **2008 Mayor and Council**

William Pikolycky, Mayor  
David Rodriguez, Council President  
Anthony Saduk, Member  
Clarence Ryan, Member  
Douglas Watkins, Member  
Eduardo Ortiz, Member  
Louis Murray, Member

Paul Baldini, Solicitor  
Bruce Graham, PE, Borough Engineer

## **2008 Planning/Zoning Board**

David Bennett, Chairman  
Stephen Zenyuk, Vice Chairman  
William Pikolycky, Mayor, Member  
Bill Fitzgerald, Member  
Clarence Ryan, Member  
David West, Member  
Edson Izquierdo, Member  
Jeff Doran, Member  
Lisa Suthard, Member

Brad Rosenthal, Alternate 1  
Tom Player, Alternate 2  
Joseph Petro, Alternate 3  
John Sturm, Alternate 4

Monserrate Gallardo, Board Secretary  
Richard Daniels, Esquire, Board Solicitor  
Lewis H. Conley, PE, Board Professional

## **Housing Element & Fair Share Plan Development Team & Staff**

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- C.** COAH Excel Work Book A: Growth Share Determination Using Published Data.

# HOUSING ELEMENT

## **PART A**

### **1. Introduction: Goals, Objectives and Assumptions**

The following specific objectives advance the goal of the Master Plan which is to improve the quality of life for residents of Woodbine Borough by taking into account, the social, economic, and physical aspects of life in the Borough and to provide guidance for reasonable zoning and planning regulations for the Borough.

This Housing Element is intended to achieve the following objectives:

- To promote the conservation of traditional and/or historic housing, and to prevent sprawl and the degradation of the environment that may occur through improper use of land.
- To encourage balanced development of land between residential, commercial, industrial, and agricultural development, in areas and at intensities compatible with environmental and natural resource capabilities.
- To promote appropriate population densities and concentrations which promote the well being of the residents, neighborhoods, the regions, and the preservation of the environment.

Furthermore, the following housing policies and principals will help to provide the basis for the Land Use Plan:

- To guide residential development into areas which are accessible and either suitable for on-site septic systems or serviced by future public sewerage facilities.
- To encourage development near existing or readily extendable infrastructure, particularly sanitary sewers and public water distribution systems.
- To maintain, preserve and upgrade the quality of existing residential and commercial areas.
- To provide the reasonable opportunity for an appropriate variety and choice of housing to meet the needs, desires and resources of all categories of people who desire to live within the municipality.
- To recognize existing patterns and densities of development and encourage future growth that is contiguous with existing developed areas and compatible with its established character and consistent with present health and environmental requirements pertaining to on-site septic disposal.



- To protect and enhance the quality of life and living environment which is essential to development of the community.
- To consider and evaluate innovative development proposals that would enhance and protect environmental features, minimize energy usage and encourage a creative design that is also consistent with the other policies of the Borough.

**Assumptions:**

- The tourist and hospitality industry in Cape May County and to some extent the casino industry in Atlantic City will continue to influence growth and development in Woodbine.
- The population of Woodbine Borough will be consistent with historic stable growth levels.
- The Borough will be able to guide its growth in accordance with the Municipal Land Use Law, Pinelands Comprehensive Management Plan and the State Development and Redevelopment Plan.
- The Borough will have a major input into any proposed County, State or regional development policies that may affect the Borough.
- Woodbine has completed construction of sewerage facilities to provide new capacity to accommodate commercial industrial activity in and around the Woodbine Municipal Airport and Business Park.
- The Municipality's critical environmental areas will be maintained by governmental legislation affecting growth and development.

## **2. Inventory of Housing Stock**

### **Woodbine Borough History of Development**

The 2000 U.S. Census shows there were a total of 1,080 housing units in Woodbine. Approximately seventy one percent (71%) of these units are occupied. Of the remaining vacant units two hundred sixty four (264) of the vacant units are “seasonal, recreational, or occasional” use units.

Ninety five percent (95%) of the land area in Woodbine Borough is located within the Pinelands Comprehensive Management Area (Pinelands). In addition NJDEP regulates wastewater management and certain other environmental issues. Both of these agencies enforce significant restrictions on the growth pattern and capacity of the Borough. The Master Plan and Zoning Ordinance of Woodbine Borough have been certified to be in conformance with the land use and performance standards of the Pinelands Comprehensive Management Plan (CMP). With these constraints in place it is projected that the Municipality’s housing stock can increase only modestly.

The following tables show the various characteristics of the existing housing stock and provide the complete inventory of the housing conditions in Woodbine Borough based on 2000 decennial census data.

**TABLE 1: Units in Structure by Tenure**

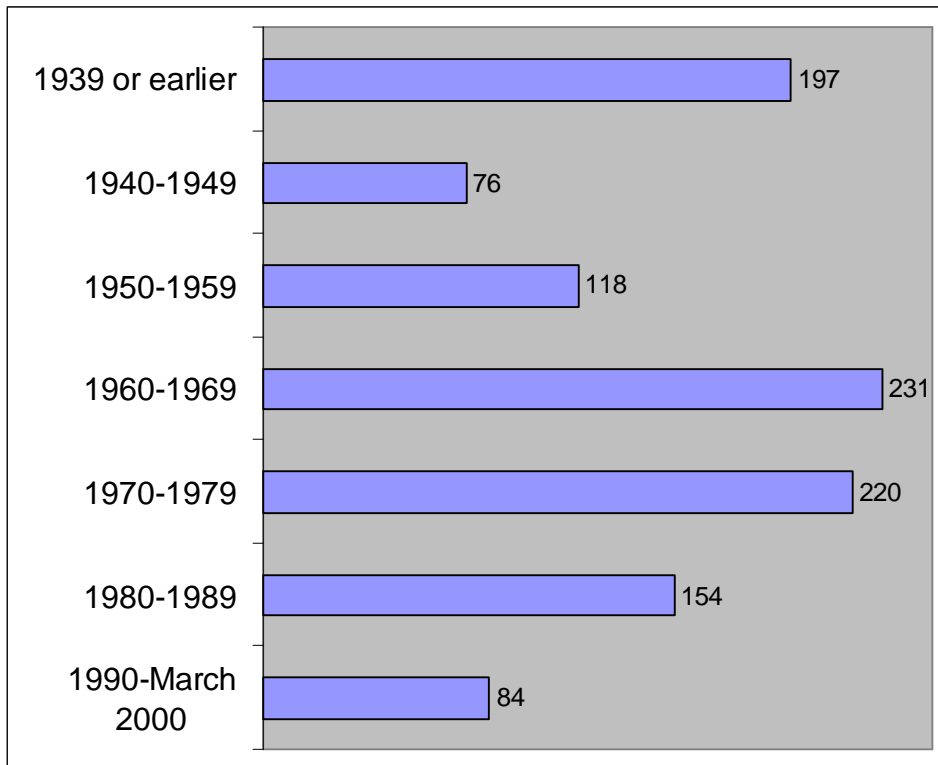
Units in Structure	Vacant Units	Total	Occupied Units	
			Owner	Renter
1, detached	37	532	400	95
1, attached	7	25	7	11
2	0	35	7	28
3 or 4	3	43	0	40
5 to 9	0	18	0	18
10 to 19	0	28	0	28
20 to 49	0	13	0	13
50 or more	10	87	0	77
Mobile home	250	295	35	10
Boat, RV, Van, etc.	0	4	4	0
<b>Total</b>	<b>307</b>	<b>1,080</b>	<b>453</b>	<b>320</b>

Source: 2000 U.S. Census, Summary File 3; H30, H31, & H32 for Borough

**TABLE 2: Year Structure Built by Tenure**

Year Built	Vacant Units	Total	Occupied Units	
			Owner	Renter
1990-March 2000	40	84	38	6
1980-1989	26	154	63	65
1970-1979	121	220	57	42
1960-1969	91	231	62	78
1950-1959	9	118	64	45
1940-1949	10	76	41	25
1939 or earlier	10	197	128	59
<b>Total</b>	<b>307</b>	<b>1,080</b>	<b>453</b>	<b>320</b>
Median Year Built	n/a	1966	1959	1964

Source: 2000 U.S. Census, Summary File 3; H31, H34, H35, H36, & H37 for Borough



**TABLE 3: Comparison of Year of Construction for Borough, County, & State**

Year Built	%		
	Woodbine Borough	Cape May County	New Jersey
1990-March 2000	7.8%	13.9%	10.5%
1980-1989	14.3%	18.5%	12.4%
1970-1979	20.4%	17.3%	14.0%
1960-1969	21.4%	13.9%	15.9%
1950-1959	10.9%	14.1%	17.1%
1940-1949	7.0%	7.9%	10.1%
1939 or earlier	18.2%	14.3%	20.1%
Total Units	1,080	91,047	3,310,275
Median Year	1966	1970	1962

Source: 2000 U.S. Census, Summary File 3; H34 & H35 for Borough, County, & State

**TABLE 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner Occupied Units	Renter Occupied Units
1 person	184	110	74
2 person	204	125	79
3 persons	156	93	63
4 persons	131	76	55
5 persons	62	31	31
6 persons	25	16	9
7 + persons	11	2	9
<b>Total</b>	<b>773</b>	<b>453</b>	<b>320</b>
<b>Average Household Size of Occupied Units</b>			
Woodbine Borough	2.77	2.72	2.85
Cape May County	2.36	2.42	2.21
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 3; H16, & H17 for Borough & Summary File 1; H12 for Borough, County & State

**TABLE 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No Bedroom	9	0.8%	0	9	0	9
1 bedroom	263	24.4%	158	105	33	72
2 bedrooms	372	34.4%	104	268	117	151
3 bedrooms	339	31.4%	36	303	242	61
4 bedrooms	83	7.7%	9	74	47	27
5 + bedrooms	14	1.3%	0	14	14	0
<b>Total</b>	1,080	100%	307	773	453	320

Source: 2000 U.S. Census, Summary File 3; H42 & QT-H5 for Borough

**TABLE 6: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Woodbine Borough	25.2	65.8	9
Cape May County	10.3	68.2	21.4
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, Summary File 3; QT-H4 for Borough, County, & State

**TABLE 7: Housing Quality for Borough, County, & State**

Condition	%		
	Woodbine Borough	Cape May County	New Jersey
Overcrowding*	6%	2%	5%
Inadequate Plumbing **	0.6	0.3	0.7
Inadequate Kitchen **	1.1	0.8	0.8

\*more than 1.01 occupants per room

\*\* All Housing Units

Source: 2000 U.S. Census, Summary File 3; QT-H4 & H20 for Borough, County, & State

**TABLE 8: Value of Owner Occupied Residential Units**

Value \$	Number of Units	%
0-50,000	25	6.8
50,000-99,999	257	70
100,000-149,999	77	21
150,000-199,999	3	0.8
200,000-299,999	5	1.4
300,000-499,999	0	0
500,000-999,999	0	0
1,000,000+	0	0
<b>Median Price</b>	<b>\$</b>	<b>80,600</b>

Source: 2000 U.S. Census, Summary File 3; DP-4 for Borough

**TABLE 9: Price asked vacant for sale only housing units**

Value \$	Number of Units	%
0-50,000	0	0
50,000-99,999	7	100.0
100,000-149,999	0	0
150,000-199,999	0	0
200,000-299,999	0	0
300,000-499,999	0	0
500,000-999,999	0	0
1,000,000+	0	0
<b>Median Price</b>	<b>\$</b>	<b>82,500</b>

Source: 2000 U.S. Census, Summary File 3; QT-H6 for Borough

Note, at the time of the 2000 Census, seven (7) vacant housing units were offered for sale at less then \$99,999. The tables above will be updated when the 2010 Census data is released. The 2008 Illustrative Low and Moderate Income Sales Price for New Construction within COAH Region 6, Max. Moderate lists the following illustrative for sale prices:

Median Income 1.5 person	\$48,595
Median Income 3 person	\$58,314
Median Income 4.5 person	\$67,385

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$32,802	\$43,736	\$54,669	\$60,136	\$76,537
2 bedroom	\$39,362	\$52,483	\$65,603	\$72,164	\$91,845
3 bedroom	\$45,485	\$60,647	\$75,808	\$83,389	\$106,131

**NOTE:** One bedroom housing is affordable to a 1.5 person household  
Two bedroom housing is affordable to a 3 person household  
Three bedroom housing is affordable to a 4.5 person household

**TABLE 10A: Rent asked for vacant housing units**

Monthly Rent \$	No. of Units	%
Under 200	2	14.3
200-299	0	0
300-499	6	42.9
500-749	6	42.9
750-999	0	0
1000-1499	0	0
1500 or more	0	0
Total Rental Units	14	100%
<b>Median Rent</b>	\$ 442.00	

Source: 2000 U.S. Census, Summary File 3; QT-H6 for Borough

**TABLE 10B: Gross Rents for Specified Renter-occupied Housing Units**

Monthly Rent \$	No. of Units	%
Under 200	56	17.9
200-299	35	11.2
300-499	83	26.5
500-749	72	23
750-999	50	16
1000-1499	9	2.9
1500 or more	2	0.6
No Cash Rent	6	1.9
Total Rental Units	313	100%
<b>Median Rent</b>	\$ 463.00	

Source: 2000 U.S. Census, Summary File 3; DP-4 for Borough

**TABLE 11: Bedrooms by Gross Rent**

Monthly Rent \$	0xbedroom	1xbedroom	2xbedroom	3xbedroom
With Cash Rent	9	69	145	84
Less than \$200	0	9	47	0
200-299	0	15	14	6
300-499	9	32	33	9
500-749	0	13	40	19
750-999	0	0	10	40
\$1,000 or more	0	0	1	10
No cash rent	0	3	3	0
<b>Total</b>	9	72	148	84

Source: 2000 U.S. Census, Summary File 3; H67 for Borough

**TABLE 12: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999**

Income	Number of Households	Percentage of Household Income					
		less than 20%	20-24%	25-29%	30-34%	35%+	Not Computed
Less than \$10,000	88	6	9	10	6	54	3
\$10,000 to \$19,999	66	21	5	4	9	27	0
\$20,000 to \$34,999	84	15	13	22	5	23	6
More than \$35,000	75	44	24	7	0	0	0
<b>Total Rental Units</b>	313						

Source: 2000 U.S. Census, Summary File 3; QT-H13 for Borough

As can be seen in Tables 10-12, one hundred and eighty (180 of the total occupied rental units 313) rental properties in Woodbine Borough spend less than thirty percent (30%) of their household income on rental payments.

The Borough is located within COAH Housing Region Six (6). The 2008 Regional Income Limits for one (1) person in Region 6 are as follows:

Median Income	\$45,355
Moderate Income	\$36,284 (between 80 and 50 percent of median income)
Low Income	\$22,678 (50 percent or less of median income)
Very Low Income	\$13,607 (30 percent or less off median income)

For illustrative and comparison purposes, using COAH methodologies for calculating Low & Moderate Income Rents for New Construction and/or Gut Rehabilitation the following should be noted:

**COAH Region 6 – Illustrative Low & Moderate Income Rents  
2008**

<b>Income</b>	<b>Gross Rent 1 Bedroom</b>	<b>Gross Rent 2 Bedroom</b>	<b>Gross Rent 3 Bedroom</b>
Low (30% Median)	\$364	\$437	\$505
Low (35% Median)	\$425	\$510	\$590
Low (46% Median)	\$559	\$671	\$775
Moderate (60% Median)	\$729	\$875	\$1,011

Gross Rent includes an approximate utility allowance.

**NOTE:** One bedroom housing is affordable to a 1.5 person household  
Two bedroom housing is affordable to a 3 person household  
Three bedroom housing is affordable to a 4.5 person household

Tables 10-12 show that at the time of the 2000 Census 138 one-bedroom properties were rented at less than \$749 a month. 289 two-bedroom properties were rented at less than \$999 a month. 158 three-bedroom properties were rented at less than \$999 a month. The median rent asked for occupied rental units was \$463 and the median rent asked for vacant units was \$442. The tables above will be updated when the 2010 Census data is released.



### **Units Affordable to Low and Moderate-Income Households.**

The following existing sources of affordable housing units in Woodbine are presently being examined and monitored for compliance with COAH crediting requirements:

#### **Woodbine Manor Apartments**

201 Webster Avenue

Block 2, Lot 1; Block 5, Lot 1; Block 8, Lot 1.

Government Funded Housing: Section 8.

**102 Units:** studio/efficiency, one and two bedrooms

Phone: 609-861-2047

#### **Woodbine Developmental Center**

1175 DeHirsh Ave

Block 110, Lot 1.

N.J. Department of Human Services Funded.

Phone: 609-861-6034

Woodbine Developmental Center, a residential facility founded in 1921, serves approximately 700 men with mental retardation and/or other developmental disabilities. To provide for their well-being and continual development, the Center designs and implements a specialized service package to meet the particular needs of each client.

The Center's wide range of services, provided through an interdisciplinary team process, includes: habilitative training, medical and dental care, psychological assessment, counseling, education, vocational training, occupational and physical therapy, behavior modification, speech therapy, audiological services, recreation, dietary services and social service referrals.

### **Substandard Housing Units Capable of Being Rehabilitated.**

273 units (approximately 25%) of Woodbine Borough's housing units (2000 Census) can be considered older housing stock having been built in 1949 or earlier. See tables 2 & 3.

*N.J.A.C. 5:97 Appendix B (COAH Rehabilitation Share Methodology)* lists Woodbine Borough as having 9 Units Crowded, Built pre-1950; 6 Units with Incomplete Plumbing Facilities; and 10 Units with Incomplete Kitchen Facilities. These numbers are generally consistent with the 2000 U.S. Census, Summary File 3; QT-H4 & H20 for the Borough.

### **Housing Stock Summary:**

COAH has projected 5 new housing units to be constructed within Woodbine Borough from 2004-2018. The projection includes a total housing unit count of 1,107 by year 2018. The 2018 total housing projection is generally consistent with the Borough's Master Plan projections regarding housing construction and projected build out analysis. Following the adoption of the Housing Element these projections will be reexamined every 3-years.

### 3. Analysis of Demographic Characteristics

The population in Woodbine has been fairly static since 1960; although fluctuations should be noted. Woodbine's population has been in slight decline since 1960 when the decennial census showed a population of 2,823. The 2000 census showed Woodbine with a population of 2,716. In the interceding decades the population fluctuated between the 1960 high of 2,823 and a low of 2,625 in 1970.

Year	1950	1960	1970	1980	1990	2000
Population	2417	2823	2625	2809	2678	2716
Difference	-----	+406	-198	+184	-131	+38

\*Source Cape May County Planning Board

The decade between 1990 and 2000 showed a modest increase of approximately 38 residents after a contraction of approximately 131 residents in the previous decade. This flat growth is in stark contrast with the County's overall growth rate of over 275 percent in the same time frame. This is partially explained by the loss of manufacturing and commercial sector jobs and the contraction of the resident population at the Woodbine State School. Other factors that contribute to the lack of population growth in the Borough include Pinelands and CAFRA environmental regulations that restrict construction to low density and a lack of wastewater infrastructure to support residential and commercial growth.

**TABLE 13: Population by Age & Sex**

Age	Total Persons	Male	Female
Under 5 years	249	136	113
5 to 9	190	96	94
10 to 14	190	97	93
15 to 19	164	81	83
20 to 24	147	66	81
25 to 29	166	85	81
30 to 34	190	106	84
35 to 39	249	169	80
40 to 44	244	166	78
45 to 49	202	146	56
50 to 54	199	138	61
55 to 59	124	84	40
60 to 64	119	71	48
65 to 69	76	45	31
70 to 74	73	45	28
75 to 79	63	30	33
80 to 84	45	22	23
85 to 89	14	9	5
90 years +	12	4	8
<b>Total</b>	<b>2,716</b>	<b>1,596</b>	<b>1,120</b>
Median Age	36.4	39.2	30.9

Source: U.S. Census, SF1, for Borough QT-P1

**TABLE 14: Comparison of Age Distribution for Borough, County, & State (% of persons)**

Age	Woodbine Borough	Cape May County	New Jersey
Under 5 years	9.2	5.1	6.7
5 to 9	7	6.4	7.2
10 to 14	7	6.9	7
15 to 19	6	5.9	6.2
20 to 24	5.4	4.3	5.7
25 to 29	6.1	4.6	6.5
30 to 34	7	5.7	7.7
35 to 39	9.2	7.4	8.7
40 to 44	9	7.9	8.4
45 to 49	7.4	7.2	7.3
50 to 54	7.3	6.8	6.5
55 to 59	4.6	6.1	5
60 to 64	4.4	5.4	3.9
65 to 69	2.8	5.3	3.5
70 to 74	2.7	5.2	3.3
75 to 79	2.3	4.3	2.9
80 to 84	1.7	2.9	1.9
85 to 89	0.5	1.7	1.1
90 years +	0.4	0.9	0.5
Median Age	36.4	42.3	36.7

Source: U.S. Census, SF1, for Borough, County, & State QT-P1

**TABLE 15: Persons in Household Borough**

Household Size	Number of Households
1 person	178
2 persons	208
3 persons	157
4 persons	134
5 persons	61
6 persons	23
7 or more persons	12
<b>Total Households</b>	<b>773</b>

Source: U.S. Census, SF1, for Borough QT-P10

**TABLE 16: Comparison of Persons in Household for Borough, County, & State (% of households)**

Household Size	Percent (%) of Households		
	Woodbine Borough	Cape May County	New Jersey
1 person	23.0	30.2	24.5
2 persons	26.9	36.0	30.3
3 persons	20.3	13.6	17.3
4 persons	17.3	11.8	16.0
5 persons	7.9	5.5	7.5
6 persons	3.0	1.8	2.7
7 or more persons	1.6	1.0	1.7
<b>Average household size</b>	<b>2.77</b>	<b>2.36</b>	<b>2.68</b>
<b>Average family size</b>	<b>3.21</b>	<b>2.94</b>	<b>3.21</b>

Source: U.S. Census, SF1, for Borough, County, & State QT-P10

**TABLE 17: Persons by Household Type & Relationship**

	Total
<b>Households</b>	<b>773</b>
Family Households:	558
Male Householder	276
Female Householder	282
Non-family Households:	215
Male Householder:	101
Living alone	78
Female Householder:	114
Living alone	100
<b>Population in Households</b>	<b>2,145</b>
<b>Population in group quarters:</b>	<b>571</b>
Institutionalized	570
Non-institutionalized	1

Source: U.S. Census, SF1, for Borough QT-P10 & QT-P11

**TABLE 18: 1999 Income for Borough, County, & State**

Jurisdiction	Per Capita Income	Median Income	
		Household	Families
Woodbine Borough	\$ 13,335	\$ 30,298	\$ 31,786
Cape May County	\$ 24,172	\$ 41,591	\$ 51,402
New Jersey	\$ 27,006	\$ 55,146	\$ 65,370

Source: U.S. Census, SF3, for Borough, County, & State DP-3

**TABLE 19: Poverty Status for Persons & Families for Borough, County, & State**

Jurisdiction	Individuals (%)	Families (%)
Woodbine Borough	17.9	18.8
Cape May County	8.6	6.4
New Jersey	8.5	6.3

Source: U.S. Census, SF3, for Borough, County, & State DP-3

The 2000 census data also shows that of Woodbine Borough's 453 Owner Occupied Units, 41 (or approximately 9% of all owner occupied housing units) were living below the 1999 poverty level. Of the Boroughs' 320 Renter Occupied Units, 111 (or approximately 35% of all rental housing units) were living below the 1999 poverty level.

U.S. Census, SF3 HCT23, for Borough, Tenure by Poverty Status in 1999 by Year Structure Built.

**TABLE 20: Comparison of Occupied Units (1995-1998) Year Moved into for Borough, County, & State**

Jurisdiction	Percent living in same house 1995-1998
Woodbine Borough	35.3%
Cape May County	39.0%
New Jersey	27.7%

Source: U.S. Census, SF3, for Borough, County, & State QT-H7

**TABLE 21: Educational Attainment for Borough, County, & State Residents (older than 25yrs)**

Jurisdiction	Percent (%) with high school graduate or higher	Percent (%) with bachelors degree or higher
Woodbine Borough	58.1	4.5
Cape May County	81.9	22
New Jersey	82.1	29.8

Source: U.S. Census, SF3, for Borough, County, & State DP-2

**TABLE 22: Means of Transportation to Work for Borough, County, and State Residents (Worker 16 yr +)**

Jurisdiction	Percent (%) who drive alone	Percent (%) in carpools	Percent (%) using public transit	Percent (%) using other means	Percent (%) Worked @ Home	Mean Travel Time to Work Minutes
Woodbine Borough	72.3	18.2	0.2	7.7	1.5	18.3
Cape May County	80.1	9.4	1.8	3.3	2.9	23.2
New Jersey	73.0	10.6	9.6	4.0	2.7	30.0

Source: U.S. Census, SF3, for Borough, County, & State DP-3

4. **Table 23: Municipal Employment 2004-2006**

# **WOODBINE BOROUGH** Municipal Annual Employment & Wage Report 2004-2006

	<u>Average Units</u>	<u>Employment</u>				<u>Total Wages</u>	<u>Average Annual Employment</u>	<u>Average Annual Wage</u>	<u>Average Weekly Wage</u>
		<u>March</u>	<u>June</u>	<u>September</u>	<u>December</u>				
<b>2006</b> TOTAL - FEDERAL GOVT	2	28	31	29	28	\$1,220,609	29	\$42,704	\$821
TOTAL - STATE GOVT	8	1,350	1,346	1,331	1,300	\$60,987,997	1,334	\$45,735	\$880
TOTAL - LOCAL GOVT	4	96	105	94	92	\$4,074,017	91	\$44,934	\$864
TOTAL - PRIVATE SECTOR	86	558	604	627	586	\$19,527,139	588	\$33,224	\$639
TOTAL - ALL COVERED UI & UCFE	100	2,032	2,086	2,081	2,006	\$85,809,762	2,041	\$42,053	\$809
<b>2005</b> TOTAL - FEDERAL GOVT	2	29	27	27	27	\$1,242,293	28	\$44,368	\$853
TOTAL - STATE GOVT	9	1,395	1,389	1,385	1,346	\$61,783,840	1,386	\$44,572	\$857
TOTAL - LOCAL GOVT	4	97	106	98	91	\$3,950,166	94	\$42,173	\$811
TOTAL - PRIVATE SECTOR	76	567	602	598	541	\$18,315,014	564	\$32,502	\$625
TOTAL - ALL COVERED UI & UCFE	91	2,088	2,124	2,108	2,005	\$85,291,313	2,071	\$41,177	\$792
<b>2004</b> TOTAL - FEDERAL GOVT	2	29	28	29	28	\$1,220,259	29	\$42,691	\$821
TOTAL - STATE GOVT	8	1,390	1,336	1,424	1,408	\$61,726,540	1,397	\$44,188	\$850
TOTAL - LOCAL GOVT	4	103	104	99	102	\$3,953,478	96	\$41,326	\$795
TOTAL - PRIVATE SECTOR	73	495	538	556	523	\$17,035,650	518	\$32,903	\$633
TOTAL - ALL COVERED UI & UCFE	87	2,017	2,006	2,108	2,061	\$83,935,927	2,039	\$41,167	\$792

<http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## **Employment Trends**

The 2003 Employment and Wage Data (New Jersey Department of Labor and Workforce Development) shows Woodbine Borough had on average 565 covered & UCFE jobs (State Jobs not included), the average annual wage for a private sector job at this time was \$29,757. The 2004-2006 data above can be summarized as follows:

<u>Year</u>	<u>Avg. Annual Employment</u>	<u>Avg. Annual Wage</u>
2004	2,039	\$41,167
2005	2,071	\$41,177
2006	2,041	\$42,053

On average (2004-2006) the private sector provides approximately 559 of the jobs in the Borough. The total number of jobs within the Borough has remained stable over the past 5-6 years.

## **Employment outlook**

Through a cohesive planning and economic development effort the Borough of Woodbine is focusing on increasing employment and development opportunities within non-residential zones throughout the municipality.

Under the Rural Business Enterprise grant program the Borough recently received a United States Department of Agriculture (USDA) grant in the amount of \$75,000 for Phase II of its Marketing Plan.

Phase II of this Marketing Plan enables Woodbine to get the message out about the competitive advantages the Borough can offer to business and industry. The Airport Business Park, Rail Freight Service, proximity to Atlantic City, rail linkages to the entire North East Corridor, available infrastructure capacity, alternative fuel from the landfill and other resources support the Borough's readiness to move forward with state of the art development within the Airport Business Park and surrounding Economic Development Zone.

The Borough is relying on the employment projections provided by COAH and is optimistic that it will achieve the projected increase in employment established by COAH: 232 New Jobs between 2004-2018.

**5. Determination of present and prospective fair share for low and moderate-income housing and analysis of zoning and infrastructure capacity.**

Woodbine Borough has completed the examination of its present and prospective Fair Share for Low and Moderate income housing as reflected in the accompanying Housing Element and Fair Share Plan documents and appendices. The infrastructure capacity analysis was performed as part of the NJDEP Stormwater Management Plan compliance requirements; as part of Woodbine's Redevelopment efforts; and now as part of the Housing Element and Fair Share Plan. Determination is declared of appropriate and adequate infrastructure capacity and zoning compatibility to accommodate present and prospective municipal Fair Share of low and moderate-income housing.

**6. Lands and structures considered most appropriate for construction/conversion/rehabilitation of affordable housing.**

The Borough of Woodbine is currently evaluating opportunities to improve their existing housing stock through overall redevelopment efforts; rehabilitation of qualified residences in need; and upgrade of existing government assisted housing stock including Woodbine Manor Apartments and Woodbine Developmental Center.



**7. Household & Employment Projections (N.J.A.C.5:97 Appendix F).**

- A. Woodbine Borough is relying on the household and employment projections provided in N.J.A.C. 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period.

**1) Residential:**

2) 2004 Housing = 1,102

3) 2018 Housing = 1,107

4) Housing Projection 2004-2018 = 5

*Divide by five (5)*

**5) Projected Residential Growth Share = 1**

**6) Employment:**

7) 2004 Employment: 684

8) 2018 Employment: 916

9) Employment Projection 2004-2018 = 232

*Divide by sixteen (16)*

**10) Projected Nonresidential Growth Share = 15**

**11) TOTAL PROJECTED GROWTH SHARE = 1 + 15 = 16**

- B. Although the Borough is relying on the projections listed above, it should be noted that housing unit and employment rate of growth would vary depending on market conditions.

**8. Rehabilitation Share (*N.J.A.C. 5:97 Appendix B*)**

**A. Introduction**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, 5:97-2.2(b)*.

**Rehabilitation Share eighteen (18).**

**9. Prior Round Obligation 1987-1999 (*N.J.A.C. 5:97 Appendix C*)**

**A. Introduction**

**“Prior round obligation”** means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

As shown in *N.J.A.C.5:97 Appendix C*, Woodbine Borough has a Prior Round Obligation of eighty-eight.

**B. Prior Round Obligation (1987-1999) = 88**

**10. Projected Growth Share (in accordance with *N.J.A.C. 5:97-2.4*)**

A. Woodbine Borough is relying on the Round 3 Growth Share projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period.

**B. TOTAL PROJECTED GROWTH SHARE = 16**

## **PART B – Fair Share Plan** (*N.J.A.C. 5:97-3*)

### **1. Introduction and Overview**

#### **Summary of Housing Element and remaining prior round obligation**

##### ***N.J.A.C. 5:97-1.1(d)***

There are three components to the third round Methodology: the “**rehabilitation share**”, the “**prior round obligation**”, and the “**growth share**.”

This method requires that municipalities meet the actual growth share obligation with not merely a good faith attempt, but with the actual provision of housing for low- and moderate-income households, while continuing to provide a “**realistic opportunity**” for affordable housing to address the projected growth share obligation.

##### ***N.J.A.C. 5:97-1.4 Definitions***

“**Rehabilitation share**” means the number of deficient housing units occupied by low- and moderate-income households within a municipality, established in *N.J.A.C. 5:97 Appendix B* that must be addressed in a Fair Share Plan.

“**Prior round obligation**” means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

“**Growth share**” means the affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit among five housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality pursuant to the methodology detailed in *N.J.A.C. 5:97 Appendix D* (UCC Use Groups for projecting & implementing non-residential components of growth share).

“**Fair share round**” means any one of three periods in time during which the Council has established municipal obligations to provide a fair share of affordable housing. The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

“**Fair share obligation**” means the sum of each municipality’s 1999 through 2018 rehabilitation share as assigned in *N.J.A.C. 5:97 Appendix B*, incorporated herein by reference; the 1987 through 1999 prior round obligation as assigned in *N.J.A.C. 5:97 Appendix C*, incorporated herein by reference; and the 1999 through 2018 growth share obligation as determined in accordance with *N.J.A.C. 5:97-2*.

**“Realistic opportunity”** means a reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10-year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed mechanism and the suitability of specific sites as set forth in *N.J.A.C. 5:97-3.13*.

## **2. Rehabilitation Share (*N.J.A.C. 5:97-6*)**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, N.J.A.C. 5:97-2.2(b)*.

The following section describes Woodbine Borough’s mechanisms to address the **eighteen (18)** unit Rehabilitation Share.

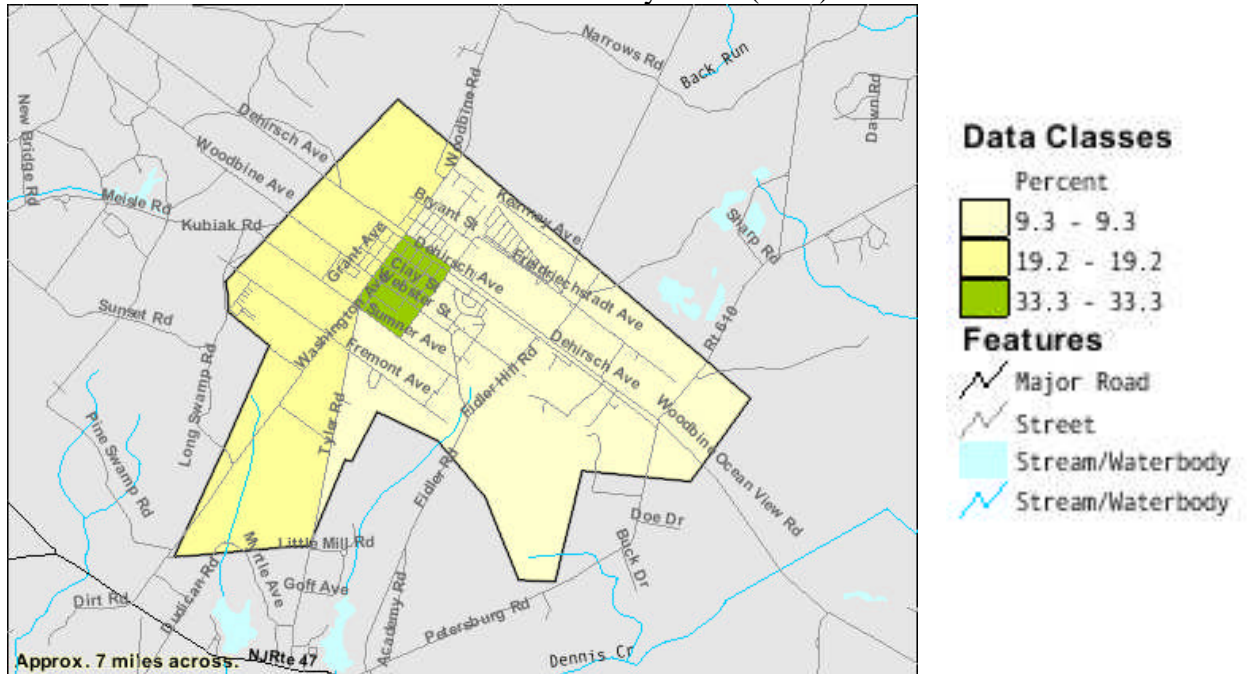
### **Rehabilitation Plan 2008 to 2018**

By utilizing certain U.S. Census Block Group data, the Borough has identified specific target areas within the municipality to increase resident awareness of available home rehabilitation programs.

TM-H010. Percent of Housing Units Built Before 1940: 2000

Universe: Housing units

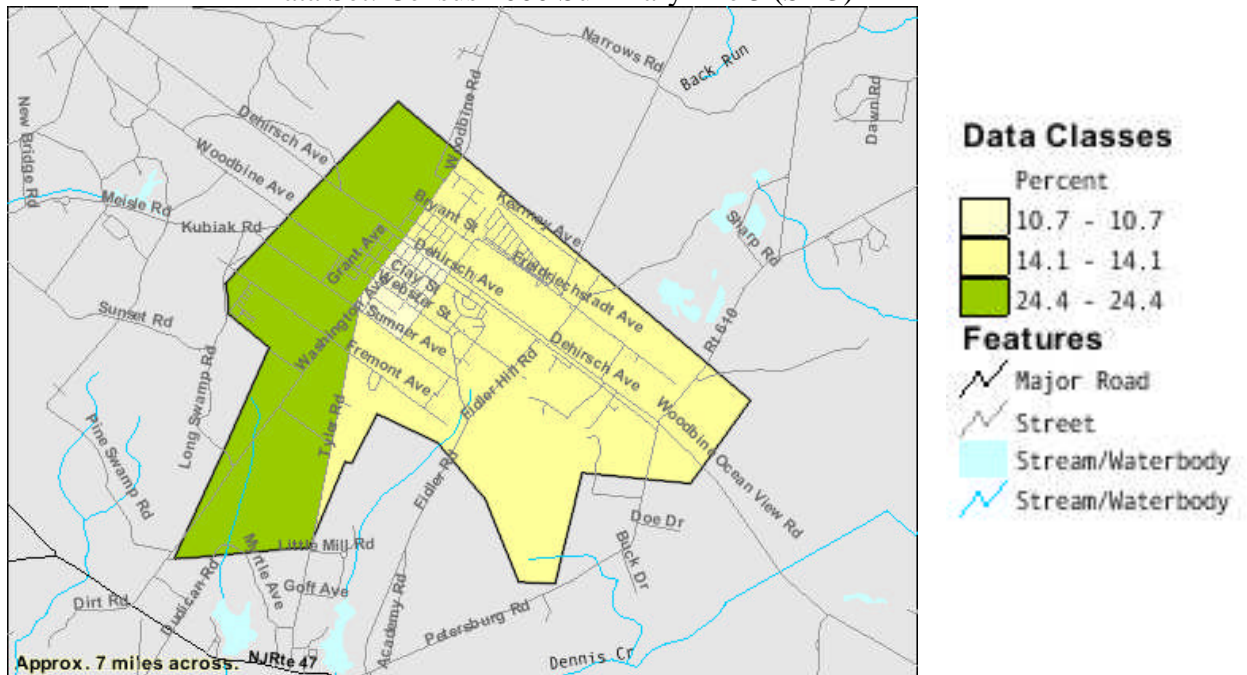
Data Set: Census 2000 Summary File 3 (SF 3)



TM-P067. Percent of Persons Below the Poverty Level in 1999: 2000

Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3)



Rehabilitation Share = 18 Units; 32 Units Completed 2000-01/31/08

Subject to resident participation, the Borough will continue to rehabilitate the existing housing stock. Since 2000 the Borough has assisted in the rehabilitation of approximately thirty-two (32) properties, thereby far exceeding the minimum 18-unit rehabilitation share.

### 3. **Prior Round Review & Adjustments (COAH Workbook A)**

The prior round obligation is the cumulative 1987 through 1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

As shown in *N.J.A.C. 5:97 Appendix C*, Woodbine Borough has a Prior Round Obligation of four hundred and eighty eight.

#### **Prior Round (1987 through 1999) Obligation = 88**

*N.J.A.C.5:97-3.3* Low/moderate income split of the fair share obligation.

- **Moderate Income Units: forty-four (44)**
- **Low Income Units: forty-four (44)**

*N.J.A.C.5:97-3.10* Formulas for municipalities that have not included a vacant land adjustment in any previous or pending Fair Share Plan

**Rental Requirement 25% of 88 = 22**  
(Round up)

**Age Restricted Maximum 25% of 88 = 22**  
(Round down)

**RCA Maximum 50% of 88 = 44 Units**  
(Woodbine Borough has not been involved in RCA agreements, and recognizes that RCA's are no longer a permitted mechanism for meeting the Fair Share Obligation).

- A. The following section describes Woodbine Borough's mechanisms to address the 1987-1999 prior round obligations.

#### **1. Prior Round Credits**

*N.J.A.C. 5:97-1.4* Definitions

"Prior-cycle credit" means a credit granted by the Council for eligible low and moderate income units, except for rehabilitated units, constructed on or after April 1, 1980 and before December 15, 1986. (See *N.J.A.C. 5:97-4.2*)

"Post-1986 Credit" means a credit granted by the Council for eligible low and moderate income units, except for rehabilitated units, constructed on or after December 15, 1986. (See *N.J.A.C. 5:97-4.3*)

- a. **Prior-cycle** (*N.J.A.C. 5:97-4.2*) and **Post-1986 Credit** (*N.J.A.C. 5:97-4.3*)  
Subject to COAH approval, Woodbine Borough seeks prior cycle and post 1986 credits for the following two affordable properties:

<u>Project Name</u>	<u># of Units</u>	<u>Age Restricted</u>	<u>Housing Type</u>
Woodbine Manor	102	No	Rental
Woodbine Developmental Center	700	No	Rental
<b>Total Units</b>	<b>802</b>		

**Unit Type Totals    #**

*Age Restricted Units*

- Rentals            0

- For sale            0

**Total                0**

*Family Units*

- Rental            102

- For sale            0

**Total                102**

*Special Needs (rental)* **700 Units** (700 bedrooms)  
(See bonus credit request below)

**b.      Prior Round Bonus Credits**

**1.      Rentals** *N.J.A.C.5:97-3.5*

**Rental Requirement 25% of 88 = 22**

(Round up)

**(a)      N.J.A.C. 5:97-6.10 Supportive and Special Needs Housing - Rental**

“Supportive and special needs housing” means a structure or structures in which individuals or households reside, as delineated in *N.J.A.C. 5:97-6.10*, previously referred to as alternative living arrangements.

The Borough has 700 bedrooms in the Woodbine Developmental Center special needs **non age-restricted rental** permanent supportive housing property.

*N.J.A.C. 5:97-6.10(b)* The unit of credit is the bedroom. Non age-restricted rental units up to the municipal prior round obligation are calculated at two units of credit (*N.J.A.C.5:97-3.5(a)*). 11 bedrooms are eligible for bonus credits.

**Rental, Supportive & Special Needs Bonus CREDIT, 11 + 11 = 22**

**(c)      Prior Round Rental Credit Calculation**

**Rental CREDIT = 102 + 711 + = 813**

**The 22-Prior Round Rental Requirement has been met.**

**Prior Round Credit Sub Totals**

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102 Rental Credits (Woodbine Manor Apartments)

711 Rental Credits (Woodbine Developmental Center & 5:97-3.5(a) bonus)

813 Prior Round Credits Completed

**Adjustments/Exclusions: COAH Excel Workbook A**

<http://www.state.nj.us/dca/coah/planningtools/gscalculators.shtml>

COAH developed three calculator tools to be used in determining projected growth share obligations based on the three methods permitted in *N.J.A.C* 5:97-2.4 and 5.6. Workbook A uses the COAH-generated growth projections and guides the user through permitted exclusions to determine both a residential and non-residential growth share obligation. Municipalities relying on the COAH-generated growth projections need only use Workbook A.

Woodbine Borough is relying on the COAH generated growth projections and as such need only use Workbook A (See Appendix F). Woodbine is not seeking market rate exclusions at this time.



#### 4. Growth Share Analysis

Woodbine Borough is relying on the household and employment projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period.

1) **Remaining Prior Round Obligation = 88**

2) **Residential:**

3) 2004 Housing = 1,102

4) 2018 Housing = 1,107

5) Housing Projection 2004-2018 = 5

*Divide by five (5)*

6) **Projected Residential Growth Share = 1**

7) **Employment:**

8) 2004 Employment: 684

9) 2018 Employment: 916

10) Employment Projection 2004-2018 = 232

*Divide by sixteen (16)*

11) **Projected Nonresidential Growth Share = 15**

12) **Total Growth Share = 1 + 15 = 16**

13) **TOTAL FAIR SHARE PLAN = 88 + 16 = 104**

## **5. Round 3 Fair Share Plan Program & Parameters**

**“Fair Share Plan”** means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of *N.J.A.C. 5:97-3*.

- A. Woodbine Borough has an outstanding Prior Round Obligation (1987-1999) of 88. This Round 3 Fair Share Plan addresses the 88 Credit Prior Round Obligation, municipal rehabilitation requirement of 18, and projected Growth Share Obligation of 16.

### **B. 2008 to 2018 Plan to Address Outstanding Prior Round Obligation**

To address the **88** credits outstanding from prior rounds Woodbine Borough proposes a partnership between existing property owners, non-profit agencies, and other affordable housing providers to create the realistic opportunity for new municipally sponsored 100% affordable development/s (*N.J.A.C. 5:97-6.7*). Supportive and Special Needs Housing (*N.J.A.C. 5:97-6.10*) is the Borough’s preferred housing type to address the prior round obligation.

The Borough is confident it can partner with an appropriate affordable housing provider to successfully satisfy the outstanding prior round obligation. The Borough will work in-partnership to produce the necessary quality affordable housing. The Borough will leverage its available resources to maximize community benefit while creating the realistic opportunity to satisfy the prior obligation.

**C. 2004-2018 Growth Share Parameters Woodbine Borough**

i. Projected Growth Share = 16

***Affordability Mix Requirements:***

ii. Low Minimum 50% = 8  
(of which 2 are Very low, 13% of 16)

iii. Moderate Minimum 50% = 8

**TOTAL = 16**

***Housing Type Mix Requirements:***

iv. Age restricted Maximum 25% = 4

v. Family Minimum 50% = 8

vi. Rental Minimum 25% = 4

## **D. Programs, Projects and/or Units Addressing the Third Round**

As noted earlier in this report residential development within the Borough is anticipated to generate a “Growth Share” obligation of one (1) unit between 2004 and 2018 (5 new housing units divided by 5 = 1).

Residential development that generates the need for one (1) or more affordable units will be required to provide the affordable housing unit/s on-site, or elsewhere within a Township residential zone. When a fraction of an affordable unit is generated, the developer will be required to pay the residential development fee for the applicable number of market rate units within the proposed development that generate the fraction **or** (subject to Borough approval) partner with the Borough to provide the additional affordable unit.

*Example, if a developer proposes thirteen (13) homes a growth share obligation of 2.60 affordable units is generated ( $13/5 = 2.60$ ). The developer would be required to provide two (2) affordable units for ten (10) of the proposed homes, and pay the necessary residential development fee for the remaining three (3) proposed homes **or** partner with the Township to provide three (3) affordable units.*

As residential developers will be required to meet their affordable housing obligation and possibly pay the 1.5% development fee on fractional market rate units the Borough anticipates collecting a relatively small amount of money in residential development fees between 07/18/2008 and December 2018.

Municipal employment growth (Non-residential development) is anticipated to generate a “Growth Share” obligation of 15 units between 2004 and 2018 (232 new jobs divided by 16 = 15). As required by P.L.2008, c.46, Non-Residential development will pay the required fee.

The Borough’s priority for spending the development fees collected is to extend expiring controls on existing affordable units and completion of the projects identified below (100% Municipally Sponsored project/s; Supportive and Special Needs housing; and Assisted Living Facilities).

To address the projected **16** “Growth Share” and create a “realistic opportunity” for the creation of affordable housing, Woodbine Borough proposes to work with existing facilities and interested parties to utilize the mechanisms identified below:

1. **Supportive & Special Needs Housing (N.J.A.C. 5:97-6.10) 10 Credits.**
2. ***Reserved, Extension of Expiring Controls (N.J.A.C. 5:97-6.14)***  
Woodbine Borough will work with applicant’s and property owners to extend existing affordability (in accordance with UHAC) controls on units scheduled to expire during the 1999-2018 period. Units where controls on affordability are extended will meet code requirements, or the Borough will fund the necessary rehabilitation work.
3. ***Reserved, Municipally Sponsored 100% Affordable (N.J.A.C. 5:97-6.7)***
4. ***Reserved, Assisted Living (N.J.A.C. 5:97-6.11)***
5. ***Reserved, Redevelopment (N.J.A.C. 5:97-6.6)***
6. ***Reserved, Accessory Apartments (N.J.A.C. 5:97-6.8)***
7. ***Reserved, Market to Affordable (N.J.A.C. 5:97-6.9)***

Supportive and special needs housing is currently provided in Woodbine Borough. Documentation and final credit requests are currently being assembled and developed by the Planning Board and Borough Tax Assessor’s Office in accordance with COAH guidelines (N.J.A.C. 5:97-6.10).

Woodbine Borough’s Housing Element provides detailed information documenting that a significant percentage of its housing currently fall within COAH’s Affordable Housing Guidelines. Establishing Affordable Housing credit for these eligible units without controls in accordance with COAH guidelines (5:97-4.2 Prior Cycle Credits) is a method which the Borough is currently examining. This prior cycle credit technique will be applied as the Borough’s Fair Share Plan is implemented.

*Note:* Woodbine Borough acknowledges the importance of N.J.A.C. 5:97-8.11(a) which permits the Township to request authorization for expenditure of affordable housing trust funds on emergent affordable housing mechanisms not included in the municipal Fair Share Plan, in the form of an amendment to the spending plan.